

COMMUNITY MEETING REPORT
Petitioner: McCraney Property Company
Rezoning Petition No. 2019-173

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte Planning, Design and Development Department pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date and time of the Community Meeting, and information on how to access the Community Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on June 23, 2020. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Tuesday, July 7, 2020 at 6:30 PM. The Community Meeting was a virtual Community Meeting and was held by way of a Zoom Webinar.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on Exhibit B attached hereto. The Petitioner's representatives at the Community Meeting were Dave Williams of the Petitioner, Greg Welsh of Oak Engineering, Michael Wickline of Design Resource Group and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

The Petitioner's representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed the attendees to the Community Meeting and introduced himself and the Petitioner's representatives. John Carmichael stated that this is the official Community Meeting relating to Rezoning Petition No. 2019-173.

John Carmichael provided the current schedule of events relating to this rezoning request. He stated that the Public Hearing is currently scheduled for Monday, September 21, 2020 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center located at 600 East 4th Street. However, at this point, we do not know if the Public Hearing will be an in-person meeting or a virtual meeting due to COVID-19. John Carmichael stated that the Public Hearing is before City Council and the Zoning Committee. John Carmichael stated that September 21, 2020 is the earliest that the Public Hearing could be held with respect to this rezoning request. It is always possible that the Public Hearing could be deferred.

The Zoning Committee Work Session is currently scheduled for Tuesday, October 6, 2020 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center. However, we do not know if the Zoning Committee Work Session will be an in-person meeting or a virtual meeting due to COVID-19. Although this is a public meeting, it is not a Public Hearing. This means that the public is welcome to attend the meeting, however, neither the public nor the Petitioner typically speak at this meeting. The Zoning Committee will make a recommendation to City Council on

each petition that was heard on Monday, September 21, 2020 as to whether or not each petition should be approved or denied.

City Council is currently scheduled to render a decision on this rezoning request on Monday, October 19, 2020 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center. Hopefully, by October 19, 2020, we will be able to have in-person meetings at the Charlotte-Mecklenburg Government Center.

John Carmichael then showed a map and an aerial photograph that depict the site. John Carmichael stated that the site subject to this Rezoning Petition contains approximately 150 acres and is located on Garrison Road between Dixie River Road and I-485.

John Carmichael shared a slide that shows the current zoning of the site and adjacent and nearby parcels of land. John Carmichael stated that the site is currently zoned R-3, which is a single family residential zoning district that allows up to three dwelling units per acre. The parcels to the east of the site are zoned MX-1, R-3 and I-1 (CD). The parcels to the north of the site are zoned R-3, the parcels to the west of the site are zoned R-3, MUDD-O, MX-1 and R-5 and the parcels to the south of the site are zoned MX-1.

John Carmichael stated that the relevant land use plan for the site and the surrounding area is the Dixie Berryhill Strategic Plan. The Dixie Berryhill Strategic Plan recommends office, retail and light industrial uses on the site.

John Carmichael stated that the Petitioner is requesting that the site be rezoned from the R-3 zoning district to the I-1 (CD) zoning district to accommodate the development of a business park on the site that would be devoted to office, warehouse, distribution and light manufacturing uses and to other uses allowed in the I-1 zoning district. A maximum of 1,450,000 square feet of gross floor area could be developed on the site under this Rezoning Petition.

Dave Williams of the Petitioner addressed the meeting and provided information on McCraney Property Company. Among other things, he stated that McCraney Property Company has been in business for 30 years and it is a privately owned company. McCraney Property Company focuses its efforts in the southeast and develops Class A industrial buildings. McCraney Property Company has over 5,000,000 square feet of Class A industrial space under development. McCraney Property Company has approximately 1,000,000 square feet of Class A industrial space under development in Charlotte. Dave Williams described two of McCraney Property Company's projects in Charlotte.

Dave Williams shared and discussed a series of pictures of buildings and industrial projects that have been developed by McCraney Property Company. Dave Williams spoke to the quality of these buildings and projects, and he stated that the buildings have more of a retail look than an industrial look. Dave Williams stated that McCraney Property Company focuses on the design of the buildings as well as the landscaping.

Greg Welsh addressed the meeting and described the proposed development in more detail. He stated that a maximum of 1,450,000 square feet of gross floor area could be developed on the site under this proposal, and the buildings could be devoted to uses allowed in the I-1 (light industrial) zoning district. A maximum of seven building could be developed on the site, however, he not sure that seven buildings would actually be developed.

Greg Welsh shared the Petitioner's conditional rezoning plan and he described the buffers that would be established on the site. He stated that 100 foot buffers would be established on the site

adjacent to single family zoning or single family uses, however, the buffers could be reduced to 75 feet in width with the installation of a berm.

Greg Welsh stated that environmental controls would be put in place and he described the environmental controls. Greg Welsh stated that the Petitioner is agreeing to advanced erosion control and storm water measures. He stated that the Petitioner is utilizing the River District's environmental commitments as a guideline. Greg Welsh described the oversizing of sediment ponds to ensure that sediment does not leave the site. Greg Welsh stated that the Petitioner would implement PAM to bind particles of sediment together, and the Petitioner would participate in downstream monitoring.

Greg Welsh described the transportation improvements that would be installed by the Petitioner. Garrison Road would be extended to and connect with Dixie River Road. The Petitioner would reserve right of way for a future east-west road through the site.

Greg Welsh stated that Garrison Road would have a 120 foot wide right of way to accommodate a future four lane road with a median. A 12 foot wide multi-use path would ultimately be installed on both sides of Garrison Road. Petitioner would only build the 12 foot wide multi-use path along the rezoning site's frontage on Garrison Road.

Greg Welsh shared a slide that depicts the future cross section of Garrison Road. Portions of this future cross section would be constructed by others in the future.

Michael Wickline of Design Resource Group addressed the meeting. He stated that NCDOT and CDOT required a traffic impact analysis to determine the impacts of the Garrison Road extension. Michael Wickline stated that he reviewed six intersections. He stated that this proposed development would be a relatively low traffic generator and that a development of this type would not typically require a traffic impact study due to the low traffic volume. Michael Wickline stated that this development would have a minimal impact on the transportation network.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

- In response to a question regarding mitigation easements, Greg Welsh stated that the Petitioner has not had a full survey of the site performed yet that would show these easements. However, they are generally aware of the existence of the easements. Greg Welsh stated that the easements will be addressed as part of the construction plans.
- In response to a question, Greg Welsh stated that there would not be an ability to run a road down the power line easement on the site. The power line easement would be crossed in a perpendicular fashion.
- In response to a question, Michael Wickline stated that a traffic signal would not be installed by the Petitioner at the intersection of Garrison Road and Dixie River Road. A traffic signal would not be warranted. This intersection would be required to meet all sight distance requirements, and this intersection would be controlled by signage.

John Carmichael thanked the attendees for attending the meeting, and the meeting was adjourned.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

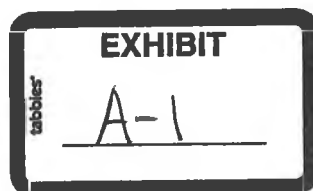
No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 17th day of August, 2020

McCraney Property Company, Petitioner

cc: Ms. Lisa Arnold, Charlotte Planning, Design & Development Department (via e-mail)

2019-173	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MA/ADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2019-173	14114101	RUSHING	RONNIE DUCE	GRADY DALE	RUSHING	10502 GARRISON RD		CHARLOTTE	NC	28208
2019-173	14114102	RUSHING	JAMES WARREN			10428 GARRISON RD		CHARLOTTE	NC	28278
2019-173	14114103	SWANEY	ROBERT L SR	EVA C	SWANEY	10308 GARRISON RD		CHARLOTTE	NC	28208
2019-173	14114104	RUSHING	RONNIE DUCE	GRADY DALE	RUSHING	10502 GARRISON RD		CHARLOTTE	NC	28208
2019-173	14114105	SWANEY	EVA C			10308 GARRISON RD		CHARLOTTE	NC	28208
2019-173	14114110	RUSHING	RONNIE DUCE	GRADY DALE	RUSHING	10502 GARRISON RD		CHARLOTTE	NC	28208
2019-173	14114113	SWANEY	ROBERT L SR	EVA C	SWANEY	10308 GARRISON RD		CHARLOTTE	NC	28208
2019-173	14114114	RUSHING	RONNIE D	RACHEL W	RUSHING	10502 GARRISON RD		CHARLOTTE	NC	28208
2019-173	14114115	RUSHING	RONNIE DUCE JR			10338 GARRISON RD		CHARLOTTE	NC	28278
2019-173	14116102	CROSBY	LACHELLE M	PHILIP J	CROSBY	13439 HYPERION HILLS LN		CHARLOTTE	NC	28278
2019-173	14116103	SHORT	KYLE			338 S SHARON AMITY RD UNIT 328		CHARLOTTE	NC	28270
2019-173	14116104	WOODARD	HENRIETTA		C/O MARGARET WOODARD	1120 SCALEYBARK RD		CHARLOTTE	NC	28209
2019-173	14116111	BROWN	CARRIETTA A			7006 DIXIE RIVER RD		CHARLOTTE	NC	28278
2019-173	14116114	HALL	LEE			RFD 10 BOX 316		CHARLOTTE	NC	28213
2019-173	14116115	POTTS	KERMIT			12100 NEW ABBEY PL		CHARLOTTE	NC	28273
2019-173	14116120	GRIER	BERNIE WALLACE		%ERNESTINE G FRYE	9139 CHARMINSTER CT		CHARLOTTE	NC	28269
2019-173	14116123	ONSITE HOLDINGS LLC				PO BOX 11225		CHARLOTTE	NC	28220
2019-173	14116154	ZUNIGA	KIMBERLINE S			7419 CANOVA LN		CHARLOTTE	NC	28278
2019-173	14116155	BROWN	ERIK T	HAYLEY	RIDGEWAY	7423 CANOVA LN		CHARLOTTE	NC	28278
2019-173	14116170	RAINS	HEATHER ANN			7407 CANOVA LN		CHARLOTTE	NC	28278
2019-173	14116171	CRUZ	CHRISTOPHER WILLIAMS			7415 CANOVA LN		CHARLOTTE	NC	28278
2019-173	14116175	BYRUM JR	ROBERT F			7504 CANOVA LN		CHARLOTTE	NC	28278
2019-173	14116176	PETERSON	TAD	JACQUELINE	PETERSON	7428 CANOVA LN		CHARLOTTE	NC	28278
2019-173	14116177	SUMNER	ERIN NICOLE STARNES	MATTHEW HEATH	SUMNER	7412 CANOVA LN		CHARLOTTE	NC	28278
2019-173	14116178	PATIL	SADANAND SANJEEVKUMAR	MARICEL B	PATIL	7408 CANOVA LN		CHARLOTTE	NC	28278
2019-173	14116179	BARTLETT	NICOLE L	JEROMY S	BARTLETT	7404 CANOVA LN		CHARLOTTE	NC	28278
2019-173	14116193	BEREWICK HOMEOWNERS ASSOCIATION INC			C/O KUESTER MANAGEMENT GROUP	PO BOX 3340	ATTN: CHELSI JARRELL	FORT MILL	SC	29708
2019-173	14116196	BEREWICK HOMEOWNERS ASSOCIATIO	INC		C/O KUESTER MANAGEMENT GROUP	PO BOX 3340	ATTN: CHELSI JARRELL	FORT MILL	SC	29708
2019-173	14117101	DIXIE RIVER LAND COMPANY LLC				4777 SHARON RD STE 550		CHARLOTTE	NC	28210
2019-173	14117111	MECKLENBURG COUNTY			% REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2019-173	14117112	MECKLENBURG COUNTY			% REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2019-173	14118101	MECKLENBURG COUNTY				600 E FOURTH ST		CHARLOTTE	NC	28202
2019-173	14118102	SL HORTON ROAD LLC				195 MORRISTOWN RD		BASKING RIDGE	NJ	07920
2019-173	14118117	SWANEY	ROBERT L	EVA C	SWANEY	10309 GARRISON RD		CHARLOTTE	NC	28208
2019-173	14118118	HIGGINS	SHERI S			225 SARDIS VIEW LN		CHARLOTTE	NC	28270
2019-173	14118119	MOBLEY	CHARLES DOUGLAS	PAULA DIANE	POOVEY-MOBLEY	320 MEADOWRIDGE DR		MAIDEN	NC	28650
2019-173	14118128	SWANEY	ROBERT L	EVA C	SWANEY	10308 GARRISON RD		CHARLOTTE	NC	28208
2019-173	14118165	TSC GARRISON LLC				1815 BACK CREEK DR		CHARLOTTE	NC	28213
2019-173	14128101	CRESCENT COMMUNITIES II LLC				227 WEST TRADE STE 1000		CHARLOTTE	NC	28202
2019-173	14128102	CRESCENT COMMUNITIES II LLC				227 WEST TRADE STE 1000		CHARLOTTE	NC	28202
2019-173	14129101	SHAW	WILLIAM A JR			10813 GARRISON RD		CHARLOTTE	NC	28208
2019-173	14129102	BURRIS	DWIGHT D	TERESA S	BURRIS	10723 GARRISON RD		CHARLOTTE	NC	28278
2019-173	14129103	SHAW	WILLIAM A JR			10813 GARRISON RD		CHARLOTTE	NC	28278
2019-173	14129105	BURRIS HOLDINGS LLC				10723 GARRISON		CHARLOTTE	NC	28278
2019-173	14129106	MECKLENBURG COUNTY				600 EAST FOURTH ST		CHARLOTTE	NC	28202
2019-173	14129107	MOBLEY	CHARLES DOUGLAS	PAULA DIANE	POOVEY-MOBLEY	320 MEADOWRIDGE DR		MAIDEN	NC	28650



2019-173	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2019-173	Berewick HOA	Victor	Brown	9445 Glenburn Lane		Charlotte	NC	28278
2019-173	Berewick Neighborhood Association	Beverly	Berglass	6327 Breckfield Court		Charlotte	NC	28278
2019-173	Carmel Forest Association	David	Bagby	7528 Buckland Rd		Charlotte	NC	28278

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting - **Rezoning Petition No. 2019-173** filed by McCraney Property Company to request the rezoning of an approximately 150 acre site located on Garrison Road between Dixie River Road and I-485

Date and Time of Meeting: Tuesday, July 7, 2020 at 6:30 p.m.

Place of Meeting: **See Below for Information on How to Access the Virtual Community Meeting**

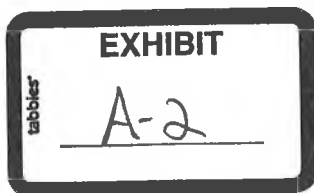
We are assisting McCraney Property Company (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 150 acre site located on Garrison Road between Dixie River Road and I-485 from the R-3 (Single Family) zoning district to the I-1 (Light Industrial) (CD) zoning district. The purpose of this rezoning request is to accommodate the development of a business park on the site that could be devoted to office, warehouse, distribution and light manufacturing uses and to other uses allowed by right and under prescribed conditions in the I-1 zoning district. A maximum of 1,450,000 square feet of gross floor area could be developed on the site under this Rezoning Petition.

The Petitioner will hold a virtual Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design & Development Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the site.

Accordingly, on behalf of the Petitioner, we invite you to participate in the virtual Community Meeting regarding this Rezoning Petition to be held on Tuesday, July 7, 2020 at 6:30 p.m. **Area residents and representatives of area organizations who would like to participate in the virtual Community Meeting must email their personal email addresses to nspeed@robinsonbradshaw.com to receive an electronic invitation and link to the virtual Community Meeting.** If you do not have access to the internet or cannot otherwise participate in the virtual Community Meeting and you would like a hard copy of the presentation mailed to you, please contact John Carmichael at the email address or phone number below.

Once you log into the virtual Community Meeting, a presentation regarding the Rezoning Petition will be provided. After the presentation, attendees will have an opportunity to ask questions.

The presentation will also be available on-line for review for a period of at least 10 days after the virtual Community Meeting. The presentation will be posted on the Planning Department's webpage for this Rezoning Petition (Rezoning Petition No. 2019-173), and the link to this webpage is: <https://charlottenc.gov/planning/Rezoning/RezoningPetitions/2019Petitions/Pages/2019-173.aspx>. You can also continue to contact us with questions after the Community Meeting.



Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341 or email John Carmichael at jcarmichael@robinsonbradshaw.com.

Thank you.

Robinson, Bradshaw & Hinson, P.A.

cc: Ms. Victoria Watlington, Charlotte City Council District 3 (via email)
Ms. Lisa Arnold, Charlotte Planning, Design & Development Department (via email)

Date Mailed: June 23, 2020

EXHIBIT B - ATTENDEES

Kimiko LeNeave

Nicole Bartlett



Community Meeting

Rezoning Petition No. 2019-173

July 7, 2020



McCRANEY
PROPERTY COMPANY
AN ENVIRONMENT TO GROW



PRESENTATION AGENDA

- MI** 6:30-6:35- WELCOME, INTRODUCTIONS and CURRENT REZONING SCHEDULE
- MI** 6:35-6:40- SITE, CURRENT ZONING, REZONING REQUEST and LAND USE PLAN
- MI** 6:40-6:45-MCCRANEY PROPERTY COMPANY OVERVIEW
- MI** 6:45-7:05-DEVELOPMENT SUMMARY
 - MI** SITE PLAN
 - MI** TRAFFIC IMPACTS
 - MI** GARRISON ROAD IMPROVEMENTS
 - MI** PRELIMINARY SCHEDULE
- MI** 7:05-7:35- COMMENTS AND QUESTIONS AND ANSWERS

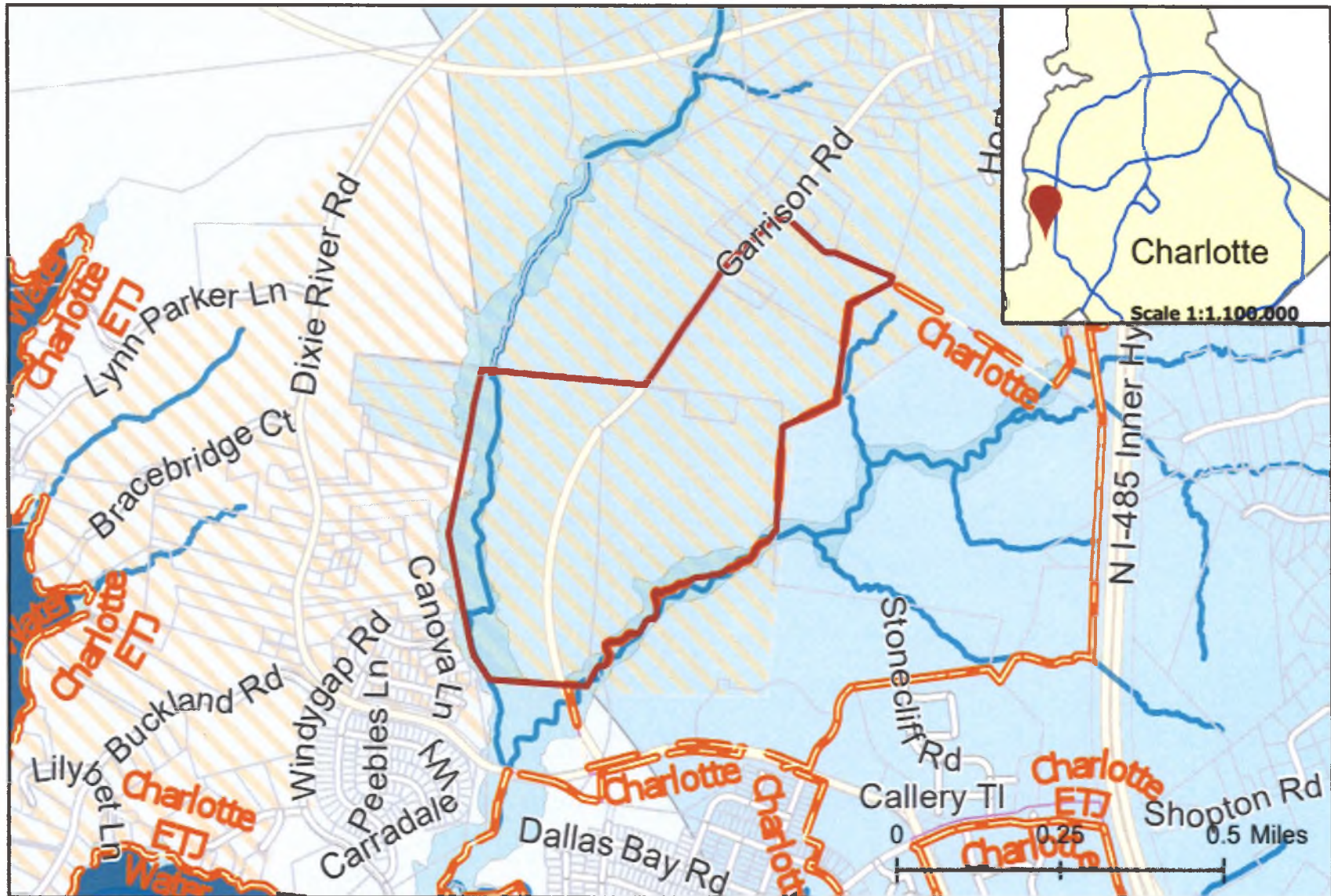




Current Rezoning Schedule

- Public Hearing: Monday, September 21, 2020 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, October 6, 2020 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, October 19, 2020 at 5:30 PM at the Charlotte-Mecklenburg Government Center

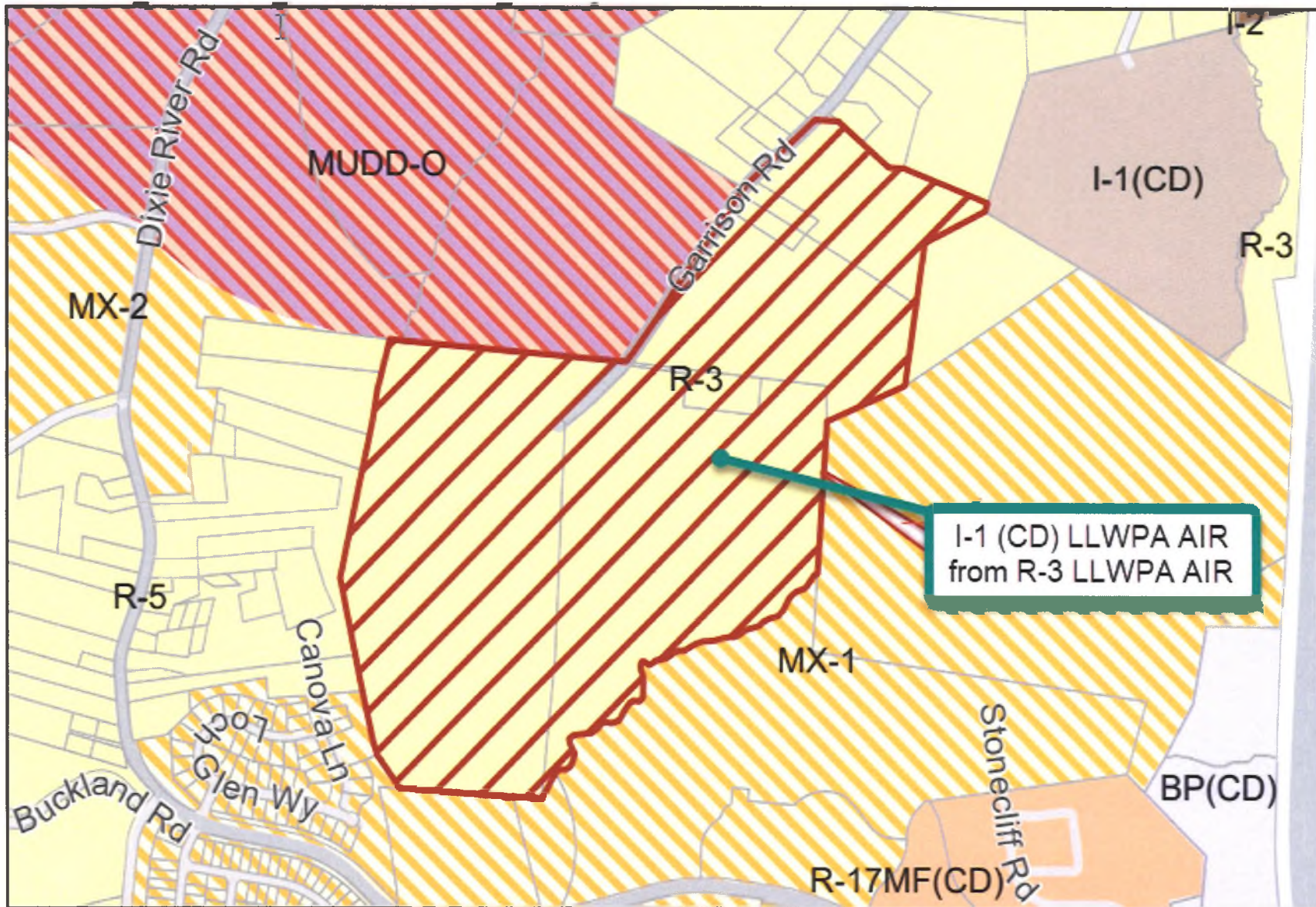
Site – 150 Acres



Site – 150 Acres



Current Zoning of the Site and Nearby Parcels/Rezoning Request



Land Use Plan



Land Use Proposed: Dixie Berryhill Strategic Plan

Planning District	Southwest
Plan Name	Dixie Berryhill Strategic Plan
Plan Adoption Date	4/13/2003, 8:00 PM
Adoption Type	Area Plan
Proposed Landuse Code	MIX35
Proposed Landuse Description	Office/Retail/Light Industrial
Residential Density	-9.00
Zoning Designation	
Rezoning Date	
Zoning Petition	
Generalized Landuse	Mixed Non-Residential

Background: McCraney Property Company

- Southeast US Industrial Property Focused...acquisition, development and management.
- McCraney is actively acquiring and developing industrial assets within major US seaports, inland ports and transshipment markets utilized for national, super-regional distribution activities, and “last mile” (same day/next day) locations for e-commerce fulfillment.
- McCraney Property Company is led by President and founder Steven McCraney, bringing 28 years of Industrial real estate experience.
- Proven execution capabilities position the firm to thrive in today’s booming e-commerce, distribution and fulfillment markets.
- Named one of National Real Estate Investor’s 2018 Top 30 National Industrial Owners & Developers.
- Named Industrial Developer of the year for Central Florida in 2013, 2014, 2016, 2017 and again in 2019.
- Over 5 million square feet of Class A industrial buildings under development through GA, NC, SC and FL



McCraney Property Company BUILDING EXAMPLES











95 LOGISTICS @ POOLER PKWY SAVANNAH, GA

- » TWO (2) NEW CLASS A LOGISTICS BUILDINGS TOTALING 564,489 SF
- » 10.1 MILES FROM THE FASTEST-GROWING CONTAINER PORT IN THE U.S.
- » 82% LEASED TO 2 TENANTS



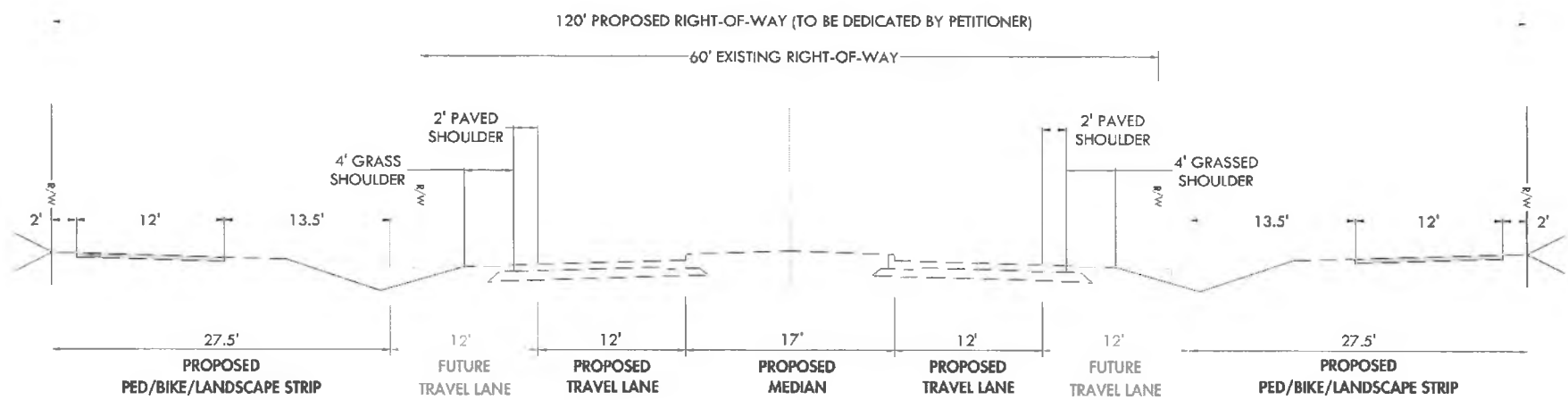


Development Summary

- +/- 150 Acres
- Maximum of 1,450,000 square feet of gross floor area devoted to uses allowed in the I-1 (Light Industrial) zoning district.
- Maximum of 7 total buildings
- Requested Zoning- I-1 Conditional [I-1 (CD)]
- Setbacks and Buffers:
 - 100-ft from single family (reduced to 75-ft with a berm)
 - 20-ft setback from public streets
- Environmental Controls
 - Stream Buffers will comply with the Lower Lake Wylie Watershed Overlay Ordinance
 - 100' SWIM/PCSO buffer increased to 50% of the flood fringe as additional stream buffer
 - Sediment Ponds-detain 2-year storm for 5 days and 25 year storm for 3- days
 - Additional measures including PAM as required to treat sheet flow runoff
 - Participate in bathymetric surveying for corridor
- Transportation Improvements:
 - Connect Dixie River to Garrison and West Boulevard







SECTION C - C
PROPOSED ROAD IMPROVEMENTS
(FUTURE BY OTHERS)

TRAFFIC IMPACTS

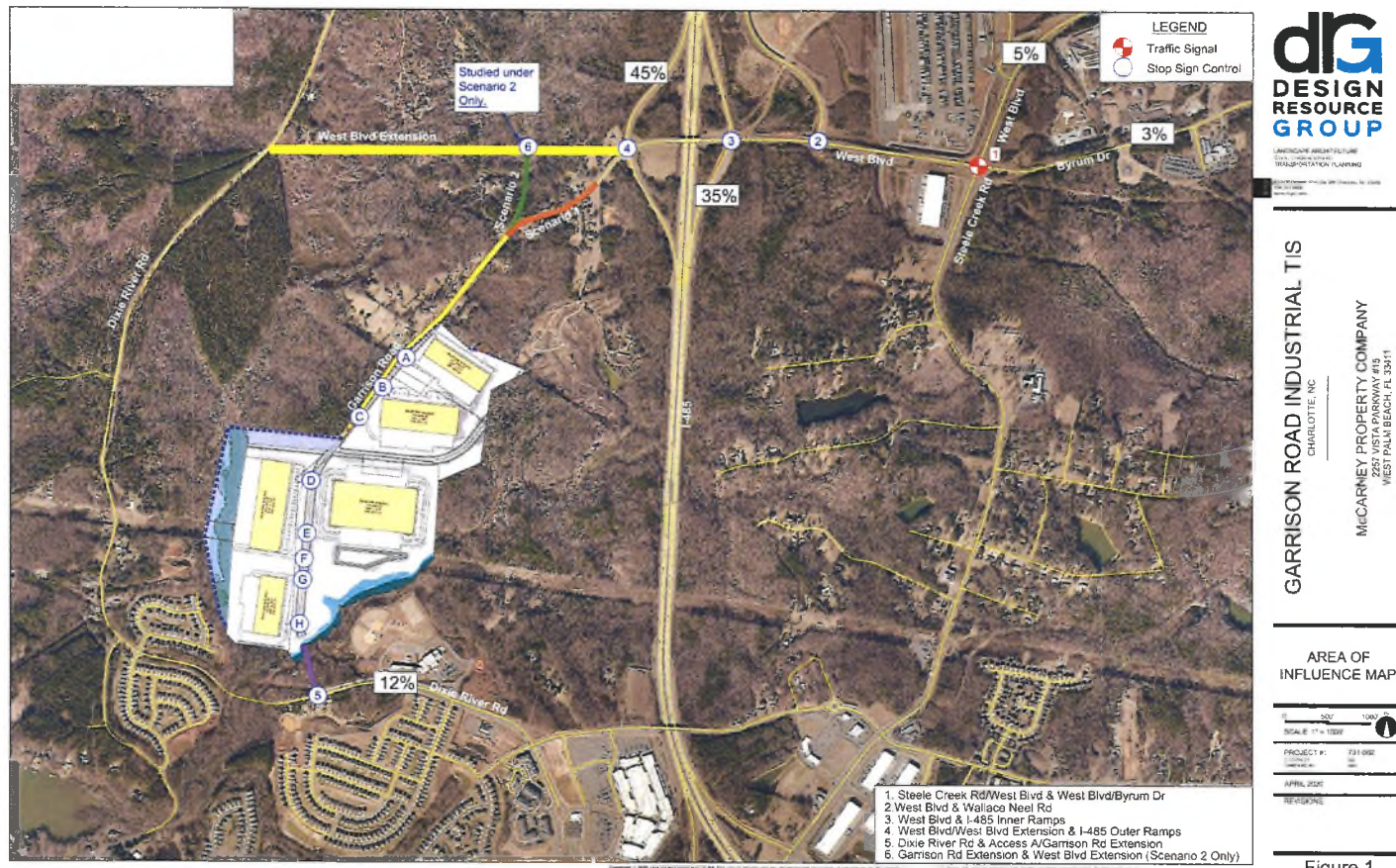


Figure 1

McCraney - Garrison Rd. Ind. Site Trip Generation

Land Use [ITE Code]			AM Peak Hour			PM Peak Hour		
			Enter	Exit	Total	Enter	Exit	Total
Proposed Development								
General Light Industrial [110]	147,000	SF	52	7	59	6	42	48
Warehousing [150]	1,096,500	SF	121	36	157	43	116	159
<i>Proposed Development Total</i>			173	43	216	49	158	207

References:

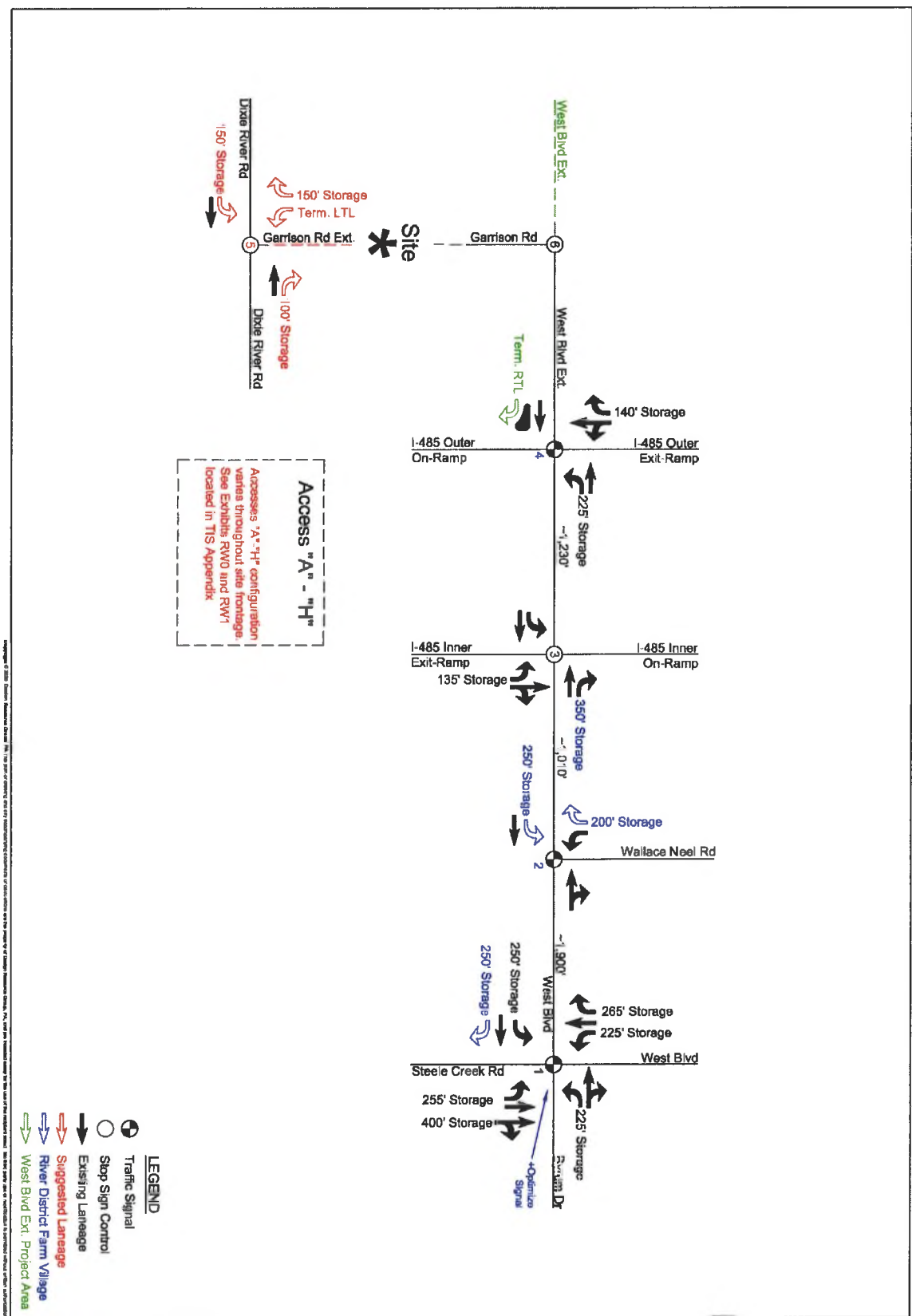


Figure 10

GARRISON ROAD INDUSTRIAL TIS CHARLOTTE, NC

McCARNEY PROPERTY COMPANY
 2257 VISTA PARKWAY #15
 WEST PALM BEACH, FL 33411





CONCLUSION

In summary, even though the Garrison Road industrial development will increase the amount of traffic on the adjacent roadways/corridors, the existing/future intersection operations are not expected to be materially impacted, especially with the proposed access configurations.



QUESTIONS?





THANK YOU!

